

## FREQUENTLY ASKED QUESTIONS HOUSING REHABILITATION PROGRAM

### **Accessibility Modifications for the Disabled and Elderly Homeowner**

**1. What is the Housing Rehabilitation Program?**

The Housing Rehabilitation Program provides an opportunity for homeowners to bring their properties into compliance with local codes and provide safe, decent housing.

**2. How do I apply for the housing rehabilitation assistance?**

You must complete a preliminary application and send it to:

Arlington Housing Authority  
Attn: Housing Rehabilitation Program  
501 W. Sanford Street, Suite 20  
Arlington, TX 76011

You can download a copy of the application from our website at [www.arlingtonhousing.us](http://www.arlingtonhousing.us) or you may call (817) 276-6707 and ask for a preliminary application to be sent to you.

**3. Will the program also provide wheelchairs, portable shower lift or modified vans or cars?**

No, the program will only allow improvements to the structure.

**4. What kind of repairs/upgrades can be made?**

Priority is given to fixing code violations such as electrical, plumbing, air conditioning, heating, leaky roofs, foundations and peeling paint.

AHA will also help persons who are disabled and elderly who need assistance due to their physical limitations. AHA can install wheelchair ramps, wheelchair accessible showers, lower light switches and widen doorways. AHA will assist elderly/disabled persons to determine what type of assistance they need.

**5. How much will it cost me to have the repairs/modifications done?**

There is no cost to have these repairs/modifications completed at your property. The program requires you to enter into an agreement where the

City loans you up to \$24,500 for 5 years at zero percent interest. The loan is forgiven on a monthly-prorated basis over the five-year period. Should the property change ownership during that period, the owner must reimburse the City from the sale's proceeds for that prorated portion of the loan that has not yet been forgiven.

**6. What if the property does not need \$24,500 in repairs, can the property qualify for a lesser amount?**

Yes, the program provides up to \$24,500 in repairs. If your home only needs \$10,000 in repairs then you do not have to spend more than that amount. However, you may choose to have additional work completed at your home such as installation of energy efficient windows, attic insulation, storm doors, replacement of kitchen and/or bathroom cabinets and installation of carpet or vinyl flooring.

**7. Why does the City place a 5-year lien against my property?**

A lien is placed against the property to protect the City's investment.

**8. What are the tenant eligibility requirements?**

Eligibility requirements are based on gross income of everyone in the household, verification of the title report, verification of property taxes being current, verification of mortgage being current, proof of hazard insurance on the property and proof of flood insurance if in a designated flood zone.

**9. What if problems arise after the rehabilitation has been completed?**

We require the contractor to provide a one year warranty on labor and materials and a two year warranty on a new roof. If a problem occurs after the work is completed, contact the contractor that completed the work first, if no response, contact the Arlington Housing Authority.

**10. If my property was rehabilitated in the past, may I apply for another forgivable loan at the same property?**

No.

**11. Why do you need the social security number for everyone in my household?**

Social security numbers must be submitted for everyone in the household, so that we may verify household income.

**12. How long is the waiting list?**

The program assists applicants on a first-come, first-serve basis. Because we have more applicants than available funding we have created a waiting list. At this time new applicants are waiting between 12 and 24 months or longer, depending on the availability of funds.

**13. Why is the wait so long?**

Because we lack a sufficient supply of available resources to assist all applicants at the same time.

**14. What are the different preferences used to select applicants from the waiting list?**

1. Disabled/Elderly
2. Elderly (62 or older) and
3. No disability, non-elderly.

**15. When I complete and submit the preliminary application, when will I know if I am eligible?**

In the Housing Rehabilitation program, when a preliminary application is received, the applicant's name is placed on the waiting list based on preference. When the applicant's name reaches the top of the waiting list, staff will schedule an appointment to meet with the applicant to determine eligibility. The current waiting period is between 12 and 24 months.